

CASE# 2012-011 9-1
RESOLUTION NUMBER

GRANTING A REZONING
FOR CERTAIN PROPERTY LOCATED AT
4264 OLD RTE. 36, SPRINGFIELD
SANGAMON COUNTY, ILLINOIS

WHEREAS, the Zoning Board of Appeals has presented to the Sangamon County Board, Sangamon County, Illinois, its Findings of Fact and Recommendation that the Sangamon County Board **grant an amendment** to the Sangamon County Zoning Ordinance with respect to the following described property, to-wit:

Lots 2, 3,4, 5, 6, 7, 25, 26, 27, 28, 29 and part of Lot 24 in Block 1 of Grand View Subdivision, Springfield, Sangamon County, Illinois.

WHEREAS, the Petitioners, **Paul & Nicole Hull**, have petitioned the Sangamon County Board for a rezoning from **“R-1” Single-Family Residence District to “RM-4” Manufactured Home District;** and

WHEREAS, a public hearing was held at the Sangamon County Building on **March 15, 2012** after proper notice was posted on said property and given by news publication, as is required by said Ordinance, and all procedural and jurisdictional requirements of the Sangamon County Zoning Ordinance have been met; and

WHEREAS, the Sangamon County Zoning Board of Appeals has presented to the Sangamon County Board of Sangamon County its Findings of Fact and Recommendation that the Sangamon County Board **grant the rezoning;** and

WHEREAS, the Sangamon County Board does hereby adopt the recommendation of the Sangamon County Zoning Board of Appeals.

FILED

MAR 28 2012

Joe Aiello
Sangamon County Clerk

NOW, THEREFORE, BE IT RESOLVED by the County Board of Sangamon County, Illinois, in session assembled this 11th day of April, 2012 that the request for a rezoning from "R-1" Single-Family Residence District to "RM-4" Manufactured Home District on the above described property is hereby approved.

Signed and passed by the Sangamon County Board in session on this 11th day of April, 2012.

Respectfully submitted,

PUBLIC HEALTH, SAFETY & ZONING COMMITTEE OF THE SANGAMON COUNTY BOARD

TIM MOORE, CHAIRMAN

Abe Forsyth

ABE FORSYTH, VICE CHAIRMAN

JOHN FULGENZI

DAVID MENDENHALL

SAM SNELL

GREG STUMPF

JASON RATTS

LINDA DOUGLAS WILLIAMS

LINDA FULGENZI

ATTEST:

SANGAMON COUNTY CLERK

COUNTY BOARD CHAIRMAN

RECAP

(For County Board Use)

COUNTY BOARD MEMBER: # 9 NAME: Sarah Musgrave

DOCKET NUMBER: 2012-011

ADDRESS: 4264 Old Rte. 36, Springfield, IL. 62707

PETITIONER: Paul & Nicole Hull

PRESENT ZONING CLASSIFICATION: "R-1" Single-Family Residence District

REQUESTED ZONING CLASSIFICATION: "RM-4" Manufactured Home District

AREA: 1.55 acres

COMMENTS: None

OBJECTORS: None

PLANNING COMMISSION RECOMMENDATION:

Approval of the requested RM-4 zoning. The petitioner intends to place a manufactured home on a permanent foundation on the subject parcel and given the trend of development in the area, which is a mixture of manufactured homes and single family residences, the request to rezone to RM-4 is seen as appropriate.

SANGAMON COUNTY BOARD OF APPEALS
RECOMMENDATION:

Approval of the rezoning.


RECORDING SECRETARY

SANGAMON COUNTY ZONING BOARD OF APPEALS

SANGAMON COUNTY, ILLINOIS

IN THE MATTER OF THE PETITION OF:) DOCKET NO: 2012-011
 Paul & Nicole Hull)
)
) PROPERTY LOCATED AT:
) 4264 Old Rte. 36
) Springfield, IL. 62707

RECOMMENDATION OF THE BOARD OF APPEALS

THIS MATTER, Coming on for a hearing before the Sangamon County Zoning Board of Appeals of Sangamon County, Illinois, and it appearing to said Board that a petition for an **amendment** of the Zoning Regulations of said County has been filed herein by the above captioned petitioner (s); that legal publication has been made pursuant to law; and that a public hearing was held on **March 15, 2012** pursuant to law; and that said Board took testimony of witnesses, examined the evidence, and otherwise being fully advised in the premises, therefore finds as follows:

1. That said Board has jurisdiction to consider the petition filed herein.
2. That the above-captioned petitioner(s) is the owner(s) and/or has a beneficial interest in, contract to purchase, or is the County Board Member representing the property commonly known as: **4264 Old Rte. 36, Springfield, IL.** and more particularly described as:

Lots 2, 3,4, 5, 6, 7, 25, 26, 27, 28, 29 and part of Lot 24 in Block 1 of Grand View Subdivision, Springfield, Sangamon County, Illinois.

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- 3. That the present zoning of said property is **“R-1” Single-Family Residence District.**
- 4. That the present land use of said property is a **vacant lot.**
- 5. That the proposed land use of said property is **a manufactured home on a permanent foundation.**
- 6. That the requested **rezoning** of said property is **from “R-1” Single-Family Residence District to “RM-4” Manufactured Home District.**
- 7. That required findings and standards of the Sangamon County Board of Appeals are accurately stated on the attached exhibit (s).
- 8. The evidence adduced at the hearing **does** support the proposition that the adoption of the proposed **rezoning** is in the public interest and is not solely in the interest of the petitioner(s).

IT IS, THEREFORE, the recommendation of the Sangamon County Zoning Board of Appeals to the County Board of Sangamon County that the requested **rezoning** be **approved.**

Charles Chimento /ck
CHAIRMAN

MINUTES OF THE
SANGAMON COUNTY ZONING BOARD OF APPEALS

There was a motion by Zoning Board Member, **Peggy Egizii**, to concur with the findings of fact and recommendation of the Regional Planning Commission and recommend to the County Board that the petition be **approved**, which was duly seconded by **Judith Johnson.**

The vote of the Board was as follows:

YES: **Charles Chimento, Byron Deaner, Peggy Egizii, Judith Johnson, Marvin Traylor**

NO:

ABSENT:

Cyndi Knowles
RECORDING SECRETARY